

8807 Niederwald Strasse  
Niederwald, Texas 78640



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## **CITY OF NIEDERWALD**

### **CITY COUNCIL AGENDA**

**November 6, 2023**

Notice is hereby given of a meeting of the City Council of Niederwald to be held on Monday, November 6, 2023, at 7:00 p.m. at City Hall & Council Chambers, 8807 Niederwald Strasse, Niederwald, Texas, for the purpose of considering the following agenda items. The City Council reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Chapter 551, of the Texas Government Code.

**Call to Order**

**Roll Call**

**Announce a Quorum is Present**

**A. MOMENT OF SILENCE**

**B. PLEDGES TO THE AMERICAN AND TEXAS FLAGS**

**C. PRESENTATIONS: None**

**D. PUBLIC COMMENTS: At this time 3-minute comments will be taken from the audience on non-Agenda related topics. To address the Council, please submit a Public Comment form to the City Secretary prior to the start of the meeting.**

Speakers will have one opportunity to speak during this time period and may speak on any matter not listed on the agenda. Inquiries about matters not listed on the agenda will either be directed to Staff or placed on a future agenda for Council consideration.

*NO FORMAL ACTION CAN BE TAKEN ON THESE ITEMS AT THIS MEETING.*

**E. ACTION ITEMS**

- **Citizens wanting to comment on Agenda items should submit a Public Comment form to the City Secretary prior to the meeting being called to order.**
- **Individuals wishing to speak on an Agenda item will be allowed to speak when the agenda item is called. Comments made during this time must be directly related to the agenda item under discussion and comments shall be limited to three (3) minutes per person.**

**Public Hearing to consider the annexation of 3.542 acres at 12954 Camino Real.**

**Public Hearing to consider a variance request for parking requirement for 13770 Camino Real (Dollar General).**

#### **1. CONSENT AGENDA ITEMS**

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the City Council. It is intended that these items will be acted upon with a single motion as a collective, singular item. A City Council Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the City Council may add to the consent agenda an item or items listed elsewhere on the regular agenda.

- 1.1 Discussion and possible action on the minutes of the September 29 and October 2 City Council meetings.
- 1.2 Discussion and possible action to adopt a resolution authorizing the change in banking signatures and debit/credit cards and safety deposit box access to remove Sara Montgomery and add Reynell Smith.
- 1.3 Discussion and possible action to adopt a resolution authorizing the removal of Sara Montgomery as Authorized User from the TexPool account and replacing with Reynell Smith.
- 1.4 Council approval of the October financials as presented.
2. Discussion and possible action on the annexation of 3.542 acres at 12954 Camino Real.
3. Discussion and possible action on a variance request for parking requirements for 13770 Camino Real (Dollar General).
4. Discussion and possible action on appointing a new Records Management Officer with the Texas State Library.
5. Discussion and possible action on adopting a Resolution for Caldwell County for the approval of the 2023 tax roll along with a copy of the totals from the tax roll.
6. Discussion and possible action on appointing a committee or someone to move forward with planning a community Christmas/Holiday Party, which may include approving a date, time, budget and location.
7. Discussion and possible action on an appointment of a Capital Area Council of Governments (CAPCOG) representative.
8. Discussion and possible action on the creation of a city clerk position with job description and job posting.
9. Discussion and possible action on approving the 2017 Independent Auditors report by Anthony Tegbe and approving payment of same.
10. Discussion and possible action on having City Attorney attend Council Meetings.
11. Discussion and possible action on having two meetings a month, possibly 1<sup>st</sup> and 3<sup>rd</sup> Mondays.
12. Discussion and possible action on an Ordinance amending the City's Subdivision Ordinance by adopting a new fee structure.
13. Discussion and possible action on an Ordinance amending the City's Site Development Ordinance by adopting a new fee structure.
14. Discussion and possible action on hiring a new city engineer.
15. Discussion and possible action on changing construction regulations for portable buildings, decks carports and other out-buildings.
16. Discussion and possible action on revising ordinance regarding permanent foundations, regulations and inspections on manufactured housing.
17. Discussion and possible action on approval of Studio Estates, Lot 38, Section 2B Replat.
18. Discussion and possible action on approval of Studio Estates, Lot 11 Block C, Section 2B Replat.
19. Discussion and possible action on approval of contractor to re-level city hall.
20. Discussion and possible action on a rate change for Centerpoint Energy.
21. Report on city operations and activities by City Secretary
22. Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.

**F. EXECUTIVE SESSION:** The Niederwald City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development). The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda

**G. RECONVENE** into Regular Session and consider action, if any, on Items discussed in Executive session.

**H. ANNOUNCEMENTS** *No action or in-depth discussion may occur during this item.*

Reports from City officials or City staff regarding items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is

scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda

November 10<sup>th</sup> – City Hall will be closed for Veterans Day observance.

November 23<sup>rd</sup> & 24<sup>th</sup> – City Hall will be closed for Thanksgiving.

December 4<sup>th</sup>, City Council Meeting

**I. ADJOURNMENT**

**CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board by the front door at the City Hall of the City of Niederwald, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, November 3, 2023 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
Reynell Smith  
City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the \_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_ Title: \_\_\_\_\_

***In compliance with the Americans with Disabilities Act, the City of Niederwald will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 4 business days prior to the meetings. Please contact City Hall at (512) 398-6338 or FAX (512) 376-9966 for further information. Braille is not available.***